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**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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Property Address:	<b>473 Ridge St NW</b>	<input type="checkbox"/>	Agenda
Landmark/District:	<b>Mt. Vernon Square Historic District</b>	<input checked="" type="checkbox"/>	Consent Calendar
		<input checked="" type="checkbox"/>	Concept Review
		<input type="checkbox"/>	Permit Review
Meeting Date:	<b>May 27, 2021</b>	<input checked="" type="checkbox"/>	Alteration
H.P.A. Number:	<b>21-325</b>	<input type="checkbox"/>	New Construction
		<input type="checkbox"/>	Demolition
		<input type="checkbox"/>	Subdivision

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The applicant Gregory Kearley, on behalf of owner Angela Barranco, seeks concept approval for a two-story rear addition to 473 Ridge Street NW, a contributing house in the Mount Vernon Square Historic District. Plans were prepared by Inscape Studio.

### **Property Description and Context**

473 Ridge two-story, side gable stucco and frame rowhouse built around 1870. It is located on the north side of Ridge Street, a narrow one-block street originally platted as an alley. The street is characterized by modest, two-story flat-fronted frame and brick houses, rare survivors of what were once typical and fairly common 19th century working class alley dwellings. This house is part of a group of similar, individually built houses. Like several others in the group, 473 exhibits a ground-level through-passage next to the main entrance. Although a mid-block rowhouse, 473 is semi-attached with a six-foot gap between it and the neighbor on the east.

### **Proposal**

The rear addition will have the profile of a shed roof engaged just below and behind the ridge of the existing gable roof. The addition will be 28 feet and instead of an attic under a shed roof, a flat roof deck will nest between the party walls with shed-roof profile. The roof deck will only be evident from directly behind the house and be accessed by a spiral-stair. The through-passage will be removed and incorporated into the interior of the house, but its front door will be preserved as part of the front façade.

### **Evaluation and Recommendation**

Although the side of the rear addition will be obliquely visible through the narrow opening on the east side of the building, the size, form, and profile of the addition is compatible with the building and the historic district. The visible change does not alter the front façade which is the most character defining feature of the house. The roof form utilized—a shed roof intersecting with a gable roof—is a common form for a house of this type of construction and time period. A rear addition of the same concept was approved and constructed at 481 Ridge Street and is fully visible as a side elevation.<sup>1</sup>

Removal of the interior through-passage will have no impact on the historic district because its front door will be preserved next to the primary front door. This reasonably preserves this quirky

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<sup>1</sup> HPA 10-071, December 2009.

relic shared with many other houses of Ridge Street and the Mount Vernon Square Historic District.

**Recommendation**

*The HPO recommends that the Board find the 2-story rear addition at 473 Ridge Street NW in the Mount Vernon Square Historic District to be compatible with the building and historic district and delegate final approval to Staff.*

*Staff contact: Brendan Meyer*